

Site D

901 C Street SW • Auburn

Acres: 18.9

Current Use: Vacant/Undeveloped

Zoning: City of Auburn – M2 Heavy Industrial

Transfer Station Allowed? Yes – as Conditional Use (requires approval through city's essential public facility review process)

Critical Areas: No

Surrounding Uses

- Hotel and commercial to the east and northeast
- Auburn School District Transportation Services to the south
- City of Auburn Maintenance & Operations to the south
- GSA Park and ball fields to the southeast (City of Auburn)
- Light industrial to the north
- Retail (Walmart, SuperMall) to the west

Surrounding Zoning

- M1 Light Industrial to the north
- C3 Heavy Commercial to the west and east
- M2 Heavy Industrial to the south

Transportation

- Close proximity to SR-18
- Access via C Street SW with two potential access points
- Localized widening along C Street SW may be needed to accommodate truck movements



Site D: Key Observations

Based on Functional and Community Criteria



Site D interior, looking northwest



Site D interior, looking west (note SuperMall in background)



Site D interior, looking west (note SuperMall in background)

Transportation & Roadways

- Close proximity to State Route 18, however, access questionable for large trucks
- 'C' Street is congested
- Multiple potential access points to the site
- Site is adjacent to railroad line

City Economic impact/zoning

- Site zoned Heavy Industrial
- Vacant land
- Hotel, restaurant and commercial to northeast

Locate away from parks and schools

- Playfield to the southeast, adjacent to southern entrance
- No schools nearby

Equitable distribution of public and special interest facilities

- No public or special interest facilities in the vicinity

Site shape, size, geographic characteristics

- Suitable for developing a recycling and transfer station, including a significant buffer

Other

- Utilities are available
- Site near population center for service area
- Site within project budget